NEILSONS

Solicitors & Estate Agents

Offers Over

£290,000

55 Louis Braille Way

Gorebridge | Midlothian | EH23 4LD

Well presented throughout, this linked detached villa is situated within a popular residential development in Gorebridge, just a short walk from the local train station. Offering well proportioned accommodation, the property is complemented by private gardens and a garage, making it an ideal home for growing families and professionals alike, with excellent local amenities, transport links and green spaces close by.

- 3 bedrooms
- 2 public rooms
- 2 bathrooms plus WC
- Front and rear gardens
- Garage and driveway
- EPC rating – C
- Council tax band - E

Description

In move in condition, the ground floor accommodation briefly comprises a welcoming hallway with convenient understairs storage and a WC, a bright and airy lounge, a modern dining kitchen fitted with a range of wall and base units with co ordinated worktops, an internal door to the garage and direct access to the rear garden, allowing you to enjoy indoor and outdoor living, and a practical utility room, also with garden access.

On the first floor is the principal bedroom with a built-in wardrobe and en-suite shower room, two further double bedrooms, one of which also features a built-in wardrobe, and a contemporary family bathroom fitted with a crisp white suite, shower over the bath and a heated towel rail. The property also benefits from gas central heating and double glazing.

Extras

Included in the sale will be the electric oven and hob, washing machine, tumble dryer, and integrated fridge/ freezer and microwave.

Gardens and Parking

A neat front garden provides an attractive approach to the property and to the rear is a generous, fully enclosed garden laid to lawn with a patio area, offering an ideal space for outdoor dining and relaxing during the warmer months as well as a safe area for children and pets. There is an integral garage with up and over door, power and light, a driveway providing off street parking, and on street parking is also available.

Factoring

The communal grounds around the development are maintained by First Port Property Management Services at a cost of approximately £15 per month with a £150 deposit.

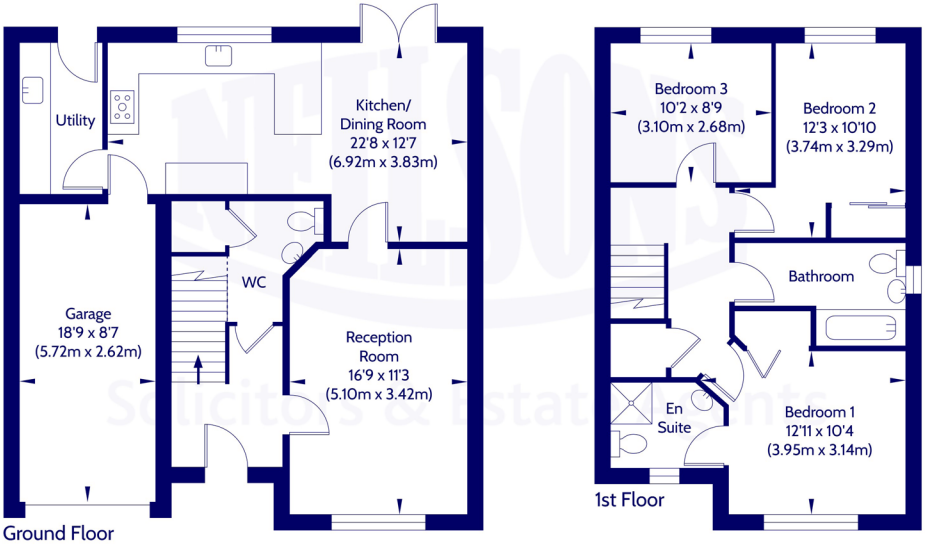
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Gorebridge is a popular and well established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and City Bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options.

Approx. Gross Internal Floor Area 124 Sq M / 1339 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year